

028.A

0003

0005.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
975,700 / 975,700  
975,700 / 975,700  
975,700 / 975,700
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14-16		WINTER ST, ARLINGTON

## OWNERSHIP

Owner 1:	FITZGERALD JONATHAN & ROSLYN	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 16 WINTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	16 WINTER STREET LLC -
Owner 2:	-
Street 1:	PO BOX 1554
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 2017, having primarily Vinyl Exterior and 2091 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrooms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8344																

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										419270
										GIS Ref
										GIS Ref
										Insp Date
										03/22/18

Parcel ID 028.A-0003-0005.2

!16431!

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	961,300	0	.	961,300	961,300	961,300	Year End Roll	12/18/2019
2019	102	FV	883,100	0	.	883,100	883,100	883,100	Year End Roll	1/3/2019

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
16 WINTER STREET	69858-211		8/30/2017		950,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
3/22/2018	Measured	DGM	D Mann
3/22/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Average													
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BLUE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C+ - Average (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 2017	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other										
Jurisdict: G19	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
								Lower										
								Totals	RMs: 8	BRs: 3	Baths: 2	HB: 1						
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>														
Avg Ht/FL: STD				Location:														
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor: 1 - 1st Floor														
Partition: T - Typical				% Own: 51.000000000														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 15 - H.V.A.C																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 028.A-0003-0005.2														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N					Total Yard Items:				Total Special Features:			Total:						